

Floodplain Overlay District- Changes introduced to the Policy Committee at the 2-3-2011 meeting

Changes Introduced by Planning Staff

- **Sec 24-590. Designation of Flood Districts**
(a)– Local sources of floodplain data include..... *Powhatan Creek Floodplain Study, Williamsburg Environmental Group, 2008; Upper Powhatan Creek Floodplain Study, Williamsburg Environmental Group, 2010.*
- **Sec. 24-595. Regulations for Construction**
(a) (1) In case of residential usage, the ~~finished grade~~ *elevation of the lowest floor* shall be at least ~~one foot~~ *two feet* above the 100-year flood elevation ~~for the lowest floor~~, including basements or cellar of structures...
(a)(2) Utility and sanitary facilities shall be floodproofed up to the level of *two feet above* the 100-year ~~base~~ flood *elevation*
(a) (3) Encroachments, including fill, new construction, substantial improvements and other development are prohibited within the floodway *or any floodplain district having a 100-year elevation greater than 7-1/2 feet (North American Vertical Datum - NAVD, 1988)* unless it has been demonstrated through hydrologic and hydraulic analyses that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge. *Hydrologic and hydraulic analyses shall be undertaken by a professional engineer and shall be submitted in sufficient detail to allow a thorough review by the County Engineer.*
- **Sec. 24-596. Regulations for subdivisions and site plans**
The application of any subdivision of land or site plan within the county shall submit with his application a statement by a licensed surveyor or engineer as to whether or not any property shown on the plat or plan is at an elevation lower than the 100-year flood level. Where a 100-year flood level exists, the extent of this area shall be shown on the plat or plan. Further, the elevation of the finished surface of the ground at each building location shall be shown. Lots created after February 6, 1991, which are within a floodplain district having a 100-year flood elevation greater than 7-1/2 feet, shall contain a natural, unfilled building site at least one foot above the 100-year flood elevation adequate to accommodate all proposed structures. All structures shall be constructed solely within such building sites *and outside of the 100-year flood plain.*
- **Sec. 24-601. Watercourse modification.**
The Federal Insurance Administrator, adjacent jurisdictions and the Department of Conservation and Recreation, Division of ~~Soil and Water Conservation~~ *Dam Safety and Floodplain Management* shall be notified prior to the alteration or relocation of any watercourse. The flood-carrying capacity to such watercourse shall be maintained.